



ARCHITECTURAL PROGRAM

Marcus Welcome Center Addition

May 2020
REVISED October 2021



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PROGRAM COMMITTEE

The program committee consisted of Bobby Gandu, Assistant Vice President and Director of Undergraduate Admissions, Tonya Witherspoon, Associate Vice President for Industry Engagement & Applied Learning, Sara Muzzy, Director of the Career Development Center, Brian Austin, Director of Industry Engagement & Applied Learning, Emily Patterson, Executive Director of Facilities Planning, and David Stauth, Facilities Planning Project Manager.

INTRODUCTION

An expansion of the Marcus Welcome Center will provide space enabling an integrated admissions and career services experience, sending a clear message about the importance of student success and applied learning.

Located together, these services can share resources and amenities to provide more robust and efficient services.

The space will be designed as open, friendly, and accessible with rooms that allow for the privacy needed for open questions, answers, and guidance.

The addition will create a new entry on the south side of the building and will provide a connection to the Innovation Campus, and pedestrian mall.

The interior of the building will include a new “history walk” that conveys the WSU brand, illustrates applied learning opportunities, and celebrates the overall Shocker Experience.

STATEMENT OF NEED

This building addition will bring together the work of three offices into one central location: the Offices of Admissions, Career Development and Applied and Experiential Learning. Having the offices in one unified space will allow prospective students and their families to get a comprehensive view on how Wichita State University will engage with students starting from their first year at WSU providing assistance in resume and LinkedIn profile-building, career counseling and skill development in networking and interviewing. The support builds toward Innovation-Campus sourced internships, real-world learning experiences with major Wichita employers, and ultimately post-college job placement with companies. This suite of services to be housed within the Marcus Welcome Center is termed the Shocker Career Accelerator.

The new location for Career Development and Applied and Experiential Learning in the Marcus Welcome Center will allow for greater visibility for employers to connect with the career team. The location also provides convenient access to event and workshop spaces for students and multiple suites for employer-student interviews – all with better access to come-and-go parking.

The Office of Admissions team brings 10,000 prospective students and their families to campus annually, so this project provides considerable opportunity to capitalize on first, second and later impressions of Wichita State. As part of the project, multiple spaces within the Marcus Welcome Center (lobby, auditorium, and pre-function corridor) will be updated. The visibility of a new Career Center combined

with student recruitment will connect the history of WSU (with relocated pieces of Shocker memorabilia in the new Shocker History Corridor), the entrepreneurial beacon of the Pizza Hut Museum next door, and the adjacent Innovation Campus – all leading to the future experience of a Wichita State student.

DESIGN CRITERIA & GOALS

The building addition is planned for the south side of Marcus Welcome Center. This location provides a pedestrian entry point to the new Career Center from the Innovation Campus. The building addition should respect the existing building palette and style while incorporating features that connect the addition to the more modern building style on the Innovation Campus. It will be important to work closely with the WSU Foundation to re-create any exterior existing named spaces that are affected by the building addition.

SPACE PROGRAM & NEEDS

A space program was developed to identify the square footage requirements of the addition for the combined Career Development Center and Office of Applied & Experiential Learning including private and open office space, interview rooms, and conference spaces.

The space program also identifies the scope of the interior renovation. The project will update the interior common spaces of the building including the lobby, auditorium, pre-function corridor, and spaces within the admissions suite that will connect to the addition.

The space program is attached here on page 8.

CODE REQUIREMENTS

The expansion of the Marcus Welcome Center adds approximately 8,000 gsf to the building, on two levels. A new stair is included in the addition to preserve two exits from the second level, and one existing stair is potentially removed or decommissioned. The existing building is fully sprinkled, and the new addition would be sprinkled also. The construction type for the 1st/2nd floor is Type IIB, and the existing basement remains classified as an enclosed parking garage, construction Type IA and no changes are proposed to the garage. Allowable area for Type IIB (2018 IBC) is 28,500 per floor for an A-3 occupancy. The mixed occupancies of A-3 and B on levels 1 and 2 are assumed to be limited by the most restrictive, to avoid occupancy separation requirements. The proposed addition does not exceed the height and area limitations. Restrooms are added to address the need for single-user facilities.

BUILDING SYSTEMS

The existing building is served by an air-cooled chiller, high efficiency condensing boilers, and air handling units with VAV reheat. All original to the building, they are approximately 17 years old. The exterior equipment including an electrical transformer and life safety generator is located in a mechanical yard at the northwest corner of the existing building. To serve the new square footage it is likely that new equipment and additional electrical capacity will be needed. Options include expanding the existing equipment in place, or providing new standalone equipment to serve the additional loads of the new addition. Rooftop equipment, equipment located in an attic

PROJECT COST / COST OF SERVICING BUILDING

The estimated total cost of the project is approximately \$4.0 million and will be funded with private gifts and university funds. A breakdown of the project budget is provided on the following page.

The cost of future maintenance and operations will be paid for by the university.

PROJECT SCHEDULE

It is anticipated that project approvals, design, documentation, and construction will take approximately 27 months to complete.

WSU Marcus Welcome Center/Career Center

1.0 Construction Costs:	Quan.		BUDGET
Renovation	5,500	\$45.00	\$247,500.00
New Construction	7,980	\$325.00	\$2,593,500.00
Sitework	3%		\$77,805.00
Subtotal Construction Contract			\$2,918,805.00
Construction Contingency	10%		\$291,880.50
2.0 Project Soft Costs:			
Fixtures, Furnishings & Moveable Equipment			\$215,000.00
IT/Telecommunications			\$40,000.00
Audio/Visual Technology			\$30,000.00
Architectural and Engineering Fees	10%		\$292,000.00
Construction Testing or Commissioning			\$20,000.00
Misc. Project expenses	3%		\$96,000.00
WSU Foundation fees			\$50,000.00
OFPM Permit/Inspection fees	1%		\$32,000.00
Subtotal Development Costs	27%		\$775,000.00
3.0 Summary:			
Construction Costs			\$2,918,805.00
Construction Contingency			\$291,880.50
Project Soft Costs			\$775,000.00
Total Project Costs			\$3,985,685.50

WSU_The Marcus Welcome Center & Career Development Center

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Numeric Program

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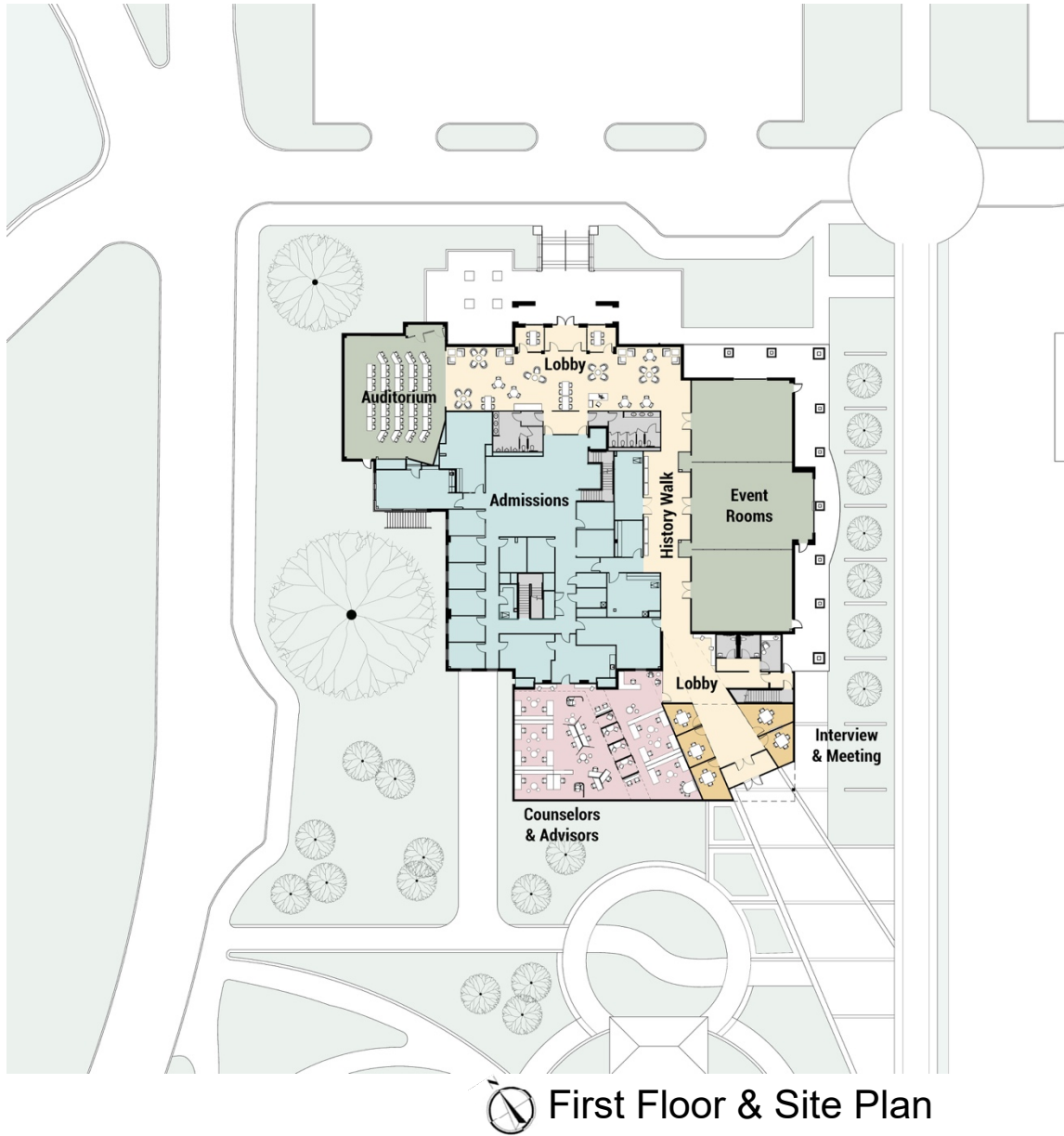
		Proposed Program						
Space Number	Space Name	Quantity	NSF	Total NSF	Total RENO NSF	Total NEW GSF	Notes	
Large Group Spaces								
	Classroom / Workshop Space	1	-	-	-	-	40 people, use existing Clark Room - review scheduling or use Auditorium	
	Auditorium	1	1,536	1,536	1,536		convert to flat floor for flexibility	
	SUBTOTAL Large Group	2		1,536	1,536	-		
Common Areas								
	Lobby / Pre-Function Space	1	2,381	2,381	2,381		needs small breakout spaces not enclosed, and enclose 2 rooms	
	Reception / Information Desk	1	200	incl.	-		one person working plus additional space, does not need to be front and center	
	Coffee/Snack Bar	1	45	incl.	-		able to be locked up after hours	
	Restroom & Personal Health Room	3	60	180	-	270	gender neutral singles	
	Interview / Small Meeting Rooms	4	118	472	-	876	4 people comfortably with a table near lobby	
	Medium Meeting Room	1	140	140	-	260	6 people comfortably with a table near lobby	
	WSU History Walk Corridor	1	1,083	1,083	1,083			
	2nd Entry Lobby	1	700	700	-	700	serving traffic from the South	
	SUBTOTAL Common Areas	13		4,956	3,464	2,106		
Career Development Center & Applied/Experiential Learning								
	Career Counselors/Advisors							
	Admin Assistant - Connie	1	48	48	-	89	Reception for entire office suite, near waiting area	
	Waiting Area	1	100	100	-	186		
	Professional Staff - Advisors	10	48	480	-	891	workstation with shared table	
	Future Professional Staff	5	48	240	-	445	same as above	
	Student Workstations	6	35	210	-	390	Peer Advisors, Grad Students, Undergrad Students, shared stations	
	Future Student Workstations	1	35	35	-	65	same as above	
	Huddle Rooms and Shared Work Areas	14	40	560	-	1,039	for use by people in the office suite	
	Renovations at Existing Break/Mail/Copy	1	250	250	250		to connect into new addition and resolve stair	
	Marketing/Communications, Events & Data							
	Student Workstations	1	35	35	-	65	student intern	
	Professional Staff	5	48	240	-	445	includes future growth, similar workstation as career counselors	
	Open Workspace for layout and collaboration	1	282	282	-	523		
	Asst. Director Office - Kim	1	110	110	-	204		
	Marketing/Event Storage	1	120	120	-	223		
	Administration							
	Director's Office - Sara	1	120	120	-	223		
	Office Manager - Teri	1	110	110	-	204	behind the scenes work	
	Director's Office - Brian	1	120	120	-	223		
	Asst. Director Office - Mark	1	110	110	-	204		
	Associate Vice President - Tonya	1	125	125	-	232		
	Copy/Work	1	120	120	-	223		
	Renovations at end of existing hallway	1	250	250	250		to connect into new addition	
	SUBTOTAL Career Development Center	55		3,665	500	5,874		

TOTAL RENOVATED (NSF) & ADDITIONAL (GSF)

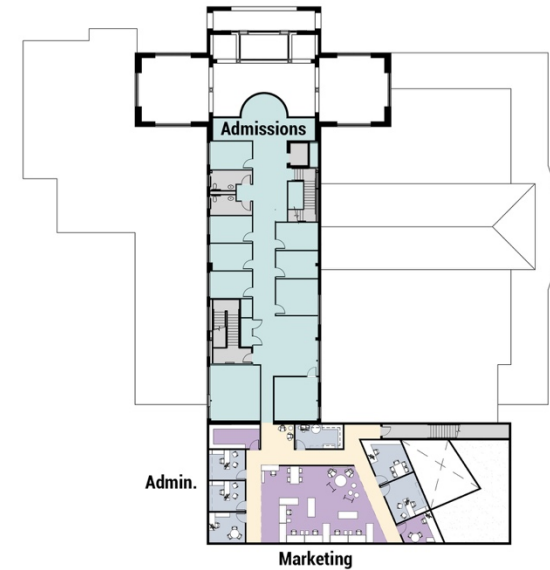
5,500

7,980

Floor Plans



First Floor & Site Plan



Second Floor Plan



History Walk View